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TRANSFER
TAX
PAID

WARRANTY DEED

KENNETH A. THOMAS and DOROTHY M. THOMAS, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to CHARLES W. CHASE of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at a point in the north line of Barnet Avenue, which point is one hundred sixty (160) feet westerly from an iron pin in the intersection of said Barnet Avenue and Cool Street; thence westerly along the northerly line of said Barnet Avenue, a distance of eighty (80) feet, more or less, to the southeast corner of land of Churchill; thence at a right angle and in a northerly direction and along Churchill's easterly line, a distance of one hundred thirty-one and ten hundredths (131.10) feet, more or less, to an iron pin; thence at a right angle and in an easterly direction, a distance of eighty (80) feet, more or less; thence at a right angle and in a southerly direction, a distance of one hundred thirty-one and ten hundredths (131.10) feet, more or less, to the northerly line of Barnet Avenue and point of beginning.

Meaning and intending to convey Lot No. 25, as shown on a Revised Plan of Green Acres, Inc., drawn by Carl H. Crane, Reg. C.E., December 10, 1956. Being part of the same premises conveyed to Green Acres, Inc. by warranty deed of Ralph Nash and Lester T. Jolovitz, dated March 1, 1949 and recorded in Kennebec Registry of Deeds in Book 882, Page 233.

Subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees.

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than ten thousand (\$10,000.00) dollars shall be build on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue, and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall, at any time, be erected in any position to interfere with the view from residences on adjoining lots.

5. That no cows, horses, goats, swine, hens or dog kennels shall, at any time, be kept or maintained on said lots, or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land.

Being the same premises conveyed to Kenneth A. Thomas and Dorothy M. Thomas by warranty deed of Green Acres, Inc., dated September 9, 1964 and recorded in the Kennebec County Registry of Deeds in Book 1358, Page 270.

WITNESS our hands and seals this 1st day of October, 1986.

David R. Butler

witness

David R. Butler

witness

Kenneth A. Thomas

KENNETH A. THOMAS

Dorothy M. Thomas

DOROTHY M. THOMAS

THE STATE OF MAINE

Kennebec, ss.

October 1, 1986.

Then personally appeared the above named KENNETH A. THOMAS and DOROTHY M. THOMAS and acknowledged the foregoing instrument to be their free act and deed.

Before me, David R. Butler

Notary Public

David R. Butler, Esq.

RECEIVED KENNEBEC SS.

1986 OCT -3 AM 9:00

RECORDED FROM ORIGINAL

DAVID R. BUTLER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 21, 1993

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